

THE REQUIRED TREE SAVE AREA FOR THE "SITE" IS ACCOUNTED FOR ON LOT 6 PER LDC-2013-0037. THE TREE SAVE AREA PLAT WILL BE RECORDED WITH THE REGISTER OF DEEDS PRIOR TO FINAL CERTIFICATE OF OCCUPANCY

Adams Property Group
Development Standards
03/23/2022
Re zoning Petition No. 2021-214

Site Development Data:

- Acreage: ± 1.95 acres
- Tax Parcel #: 111-233-45
- Existing Zoning: B-1(CD)
- Proposed Zoning: MUDD-O
- Existing Uses: Vacant
- Proposed Uses: Warehousing within an enclosed building for a self-storage facility and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district except that convenience stores, check cashing establishments, and residential uses shall not be allowed. Accessory uses, as allowed in the MUDD-O zoning district are also allowed.
- Maximum Gross Square Feet of Development: Up to 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility, and non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district. The allowed 110,000 square feet of gross floor area includes a minimum of 3,000 square feet of gross floor area of other non-residential uses as allowed and restricted in the MUDD zoning district when part of a self-storage facility.
- Maximum Building Height: The maximum allowed building height will not exceed 55 feet; building height will be measured as defined by the Ordinance.
- Parking: As required by the Ordinance.

1. General Provisions:

- a. **Site Location:** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Adams Property Group ("Petitioner") to accommodate the development of a high-quality indoor climate control storage facility on an approximately 1.95-acre site located at 11520 Rocky River Church Rd (the "Site").
- b. **Zoning Districts/Ordinance:** Development of the Site will be governed by the Rezoning Plan the associated Optional Provisions as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification together with the Optional Provisions shall govern all development taking place on the Site.
- c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters and site elements (collectively the "Development Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
 - i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory:** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings).

2. Optional Provisions:

The following Options Provisions shall apply to the Site:

- a. To allow vehicular circulation between the proposed building and Rocky River Church Rd. as generally depicted on the Rezoning Plan. The vehicular circulation will be screened from Rocky River Church Rd. by a low (4-foot high) masonry wall.
- b. To allow the non-storage related uses required to be provided along the ground floor of the building facing Rocky River Church Rd. to be located along Woodland Beaver Rd. as generally depicted on the Rezoning Plan. A minimum of 3,000 gross square feet of allowed non-residential uses, plus the storage office area will be provided along the Woodland Beaver Rd. frontage as generally depicted on the Rezoning Plan.

3. Permitted Uses, Development Area Limitations:

- a. Subject to the restrictions and limitations listed below in b. and c., the principal building constructed on the Site may be developed with up to 110,000 square feet of gross floor area of warehousing within an enclosed building for a self-storage facility and non-residential uses as allowed by right and under prescribed conditions together with accessory uses allowed in the MUDD-O zoning district.
- b. The allowed square footage includes a minimum of 3,000 square feet of gross floor area of other non-residential uses as allowed and restricted in the MUDD zoning district when part of a self-storage facility. These proposed non-residential uses will be located along Woodland Beaver Rd. as generally depicted on the Rezoning Plan. The square footage may be broken up into separate spaces/tenants or consolidated into one single space.
- c. Outdoor storage will not be allowed.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (area as defined by the Ordinance) for the Site: surface or structured parking facilities, and all loading dock areas (open or enclosed).

4. Access:

- a. Access to the Site will be from Woodland Beaver Rd. as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.



- b. The Petitioner will install an eight (8) foot planting strip and an eight (8) foot sidewalk along Woodland Beaver as generally depicted on the Rezoning plan. Along Rocky River Church Rd. the Petitioner will install an eight (8) foot planting strip and a 12-foot multi-use path as generally depicted on the Rezoning Plan. The Petitioner commits to construct and maintain the 12-foot multi-use path on Rocky River Church Rd. as generally depicted on the Rezoning Plan.
- c. The exact alignment, dimensions and location of the access points to the Site, the driveways on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered, and requirements described in this Section 4 are met.
- d. The Petitioner will improve Woodland Beaver Rd. with on-street parking as generally depicted on the Rezoning Plan.
- e. The Petitioner will allow a minimum of 100' of separation from proposed egress access point of Woodland Beaver Road measured from right-of-way line from Rocky River Church Road.
- f. The proposed roadway improvements will be approved and constructed before the Site's first certificate of occupancy is issued. The Petitioner may request that CDOT allow a bond or a letter of credit be posted with the City for any improvements not in place at the time the first certificate of occupancy is issued.
- g. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad context of the Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- h. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

5. **Setbacks, and Screening.**
 - a. Along Woodland Beaver Rd. 16-foot setback as measured from the back of curb of the travel lane (not to be measured from the recessed on-street parking back of curb) will be provided as generally depicted on the Rezoning Plan will be provided.
 - b. Along Rocky River Church Rd. a 90-foot landscape setback as measured from the right-of-way of Rocky River Church Road will be provided. Storm water detention and water quality structures may be located within the 90-foot landscape setback. Storm water detention areas will be screened from Rocky River Church Rd. and Woodland Beaver Rd. with landscaping.
 - c. Screening as required by the Ordinance and the Optional provisions above will be provided.

6. **Architectural Standards Design Guidelines.**
 - a. The principal building constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
 - b. The attached illustrative building elevation is included to reflect an architectural style and a quality of the building elevations that may be constructed (the actual building elevation for use may vary in minor respects from these illustrations provided that the design intent is preserved). The proposed building will comply with the design standards of the MUDD zoning district including the design standards established by the Ordinance for a climate-controlled storage facility and as modified by the Optional Provisions included above.
 - c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 - d. Dumpster areas and recycling areas if provided will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building.

7. **Environmental Features:**
 - a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.
 - b. The Site will comply with Tree Ordinance. The required tree save area for the Site is accounted for on Lot #6 LDC-2013-0037. The tree save area plat will be recorded with the register of deeds prior to final certificate of occupancy.

8. **Signage:**
 - a. Signage will be in accordance with the Ordinance.

9. **Lighting:**
 - a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. The maximum height of the detached lighting will be 20 feet.
 - b. Lighting fixtures that are decorative, capped and downwardly directed will be allowed on the proposed building walls. Lighting attached to the building will not be located any higher on the building than 20 feet as measured from the average grade at the base of the building.

10. **Amendments to the Rezoning Plan:**
 - a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. **Binding Effect of the Rezoning Application:**
 - a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SEALS:

PROJECT:

ADAMS ROCKY RIVER CHURCH ROAD REZONING
 11520 ROCKY RIVER CHURCH RD
 CHARLOTTE, NC 28215
 RZP - 2021-214

CLIENT / PETITIONER:
 ADAMS PROPERTY GROUP
 2298 MT. PLEASANT STREET
 CHARLESTON, NC 29403
 (843) 941-4027

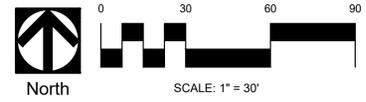
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 REVISIONS:
 02/14/22 CITY COMMENTS
 03/23/22 CITY STORMWATER CMT

TECHNICAL DATA SHEET

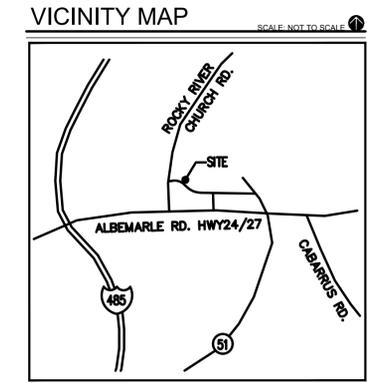
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RZ - 101
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ADAMS ROCKY RIVER CHURCH ROAD REZONING
 11520 ROCKY RIVER CHURCH RD
 CHARLOTTE, NC 28215
RZP - 2021-214

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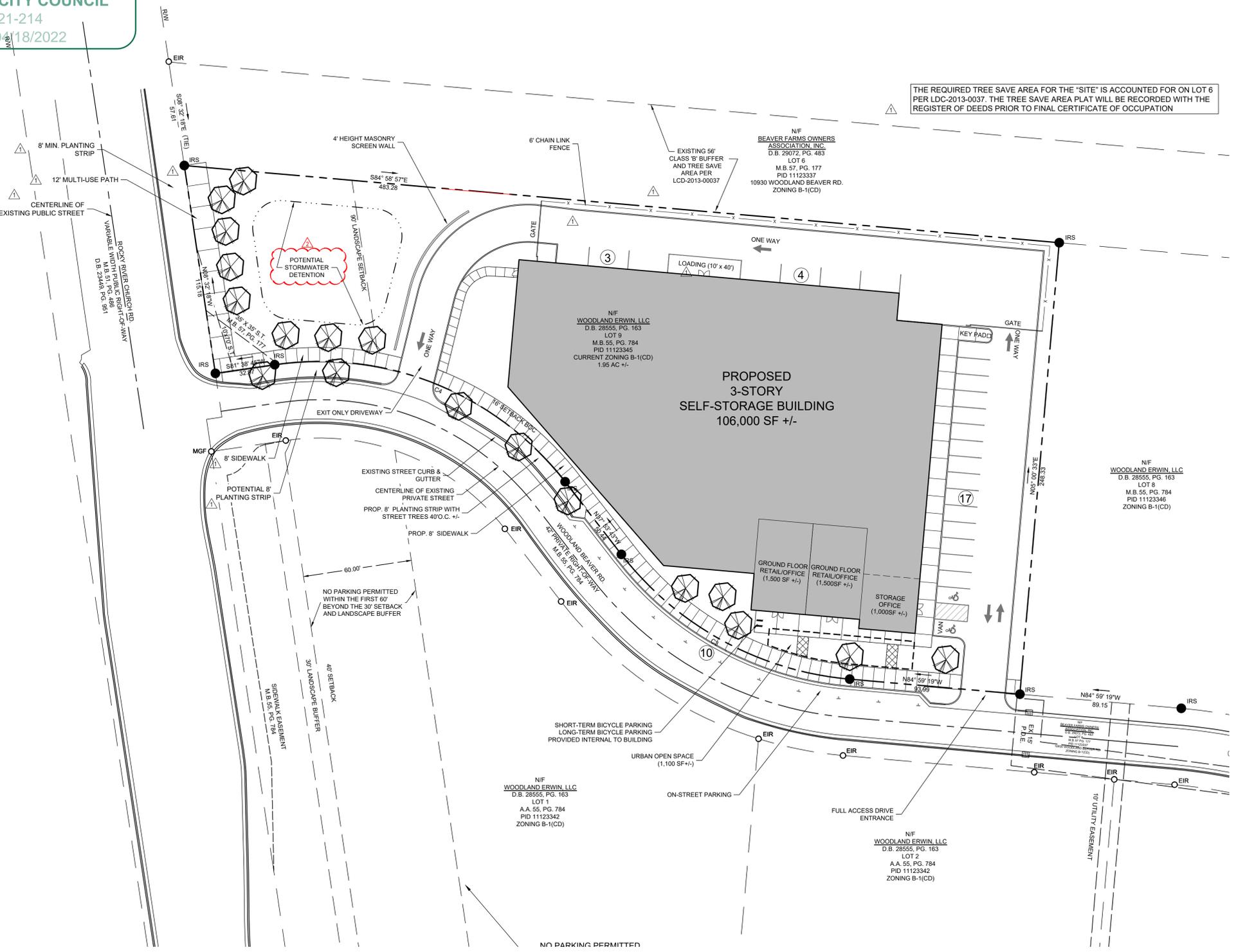
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 02/14/22 CITY COMMENTS
 03/23/22 CITY STORMWATER CMT

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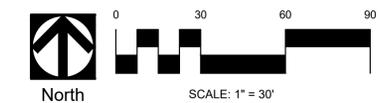
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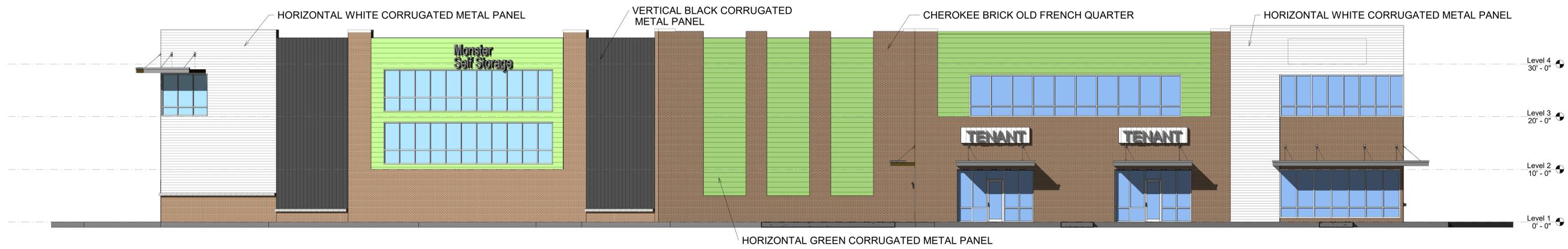
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FA\21-139\PA\Drawings\Rezoning\21-139 Adams - Albemarle RD Self Storage - rezoning.dwg - RZ-102 Schematic Site Plan 03/23/22 10:14am



South Elevation

01/14/22
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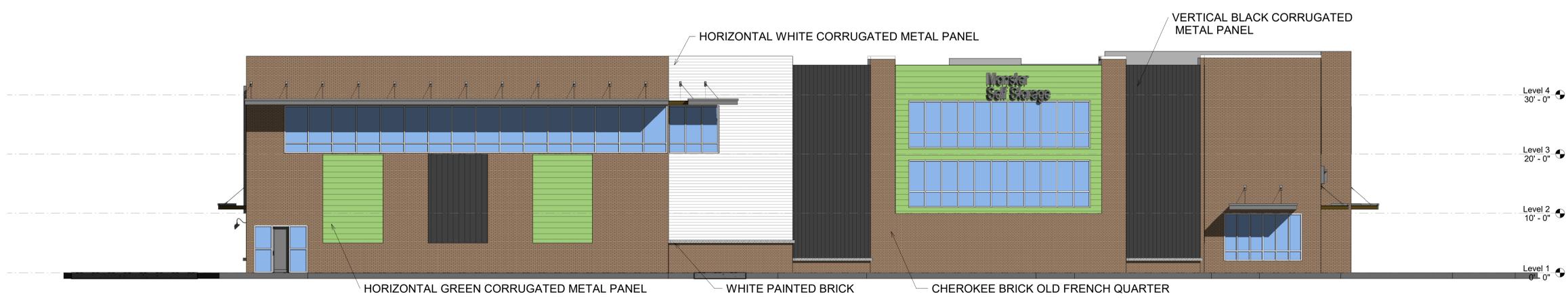
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 Woodland Beaver Road Charlotte, NC 28215
 FOR:
 Monster Storage

SHEET TITLE:
Exterior Elevations

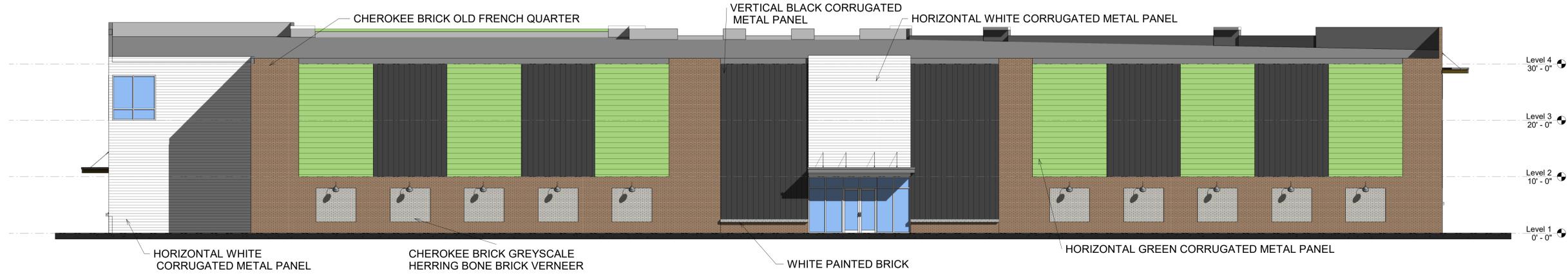
ISSUE DATE:

NO.	DATE	DESCRIPTION
1	2/7/22	CITY ELEVATION REVISIONS
1	2/14/2022	Elevations added to RZP Submittal

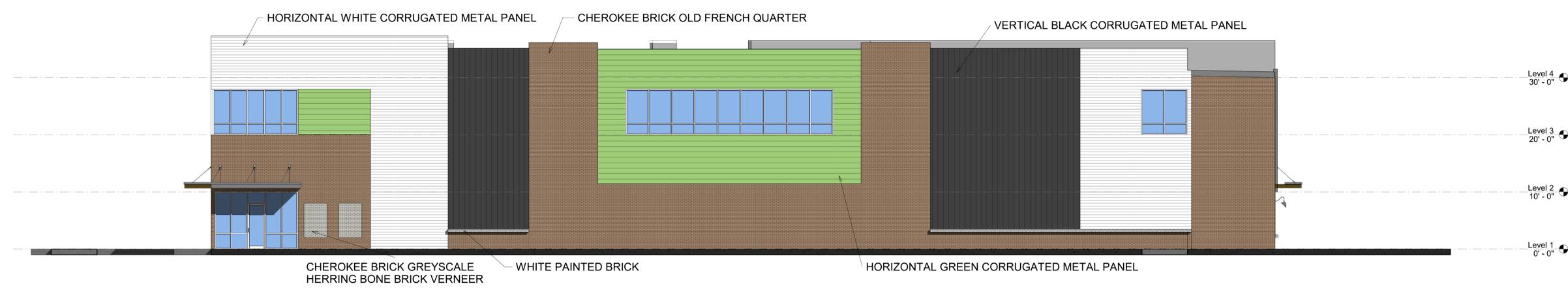
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West Elevation



North Elevation



East Elevation

02/07/22
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Monster Self Storage
 Woodland Beaver Road Charlotte, NC 28215
 FOR:
 Monster Storage

SHEET TITLE:
Exterior Elevations

ISSUE DATE:
 1 2/7/22 CITY ELEVATION REVISIONS
 1 2/14/2022 Elevations added to RZP Submittal

PROJECT NO: 22103
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